



## Board of Trustees Memorandum February 27, 2020

**Item for Planning & Zoning Commission Consideration:**

The petitioner, Airhart Construction, requests approval of their plan to consolidate two lots located at 214 W. Chicago Ave. This request requires that the petitioner consult with the Planning and Zoning Commission:

- (A) Plat of Consolidation to combine two parcels into one lot.

**Recommended Action:**

Approve the proposed preliminary and final consolidation plat to allow future development of the property.

The Planning and Zoning Commission recommended approval.

### I. **Basis of Recommendation**

#### A. Background

Airhart Construction requests consideration of a consolidation plat for two properties having the same address of 214 W. Chicago. The lot with frontage on West Chicago Avenue measures approximately 60 x 120 feet, for a total of .17 acres. The second lot is landlocked and is located directly to the north of the first lot, measuring 60 x 60 feet, for a total of .08 acres.

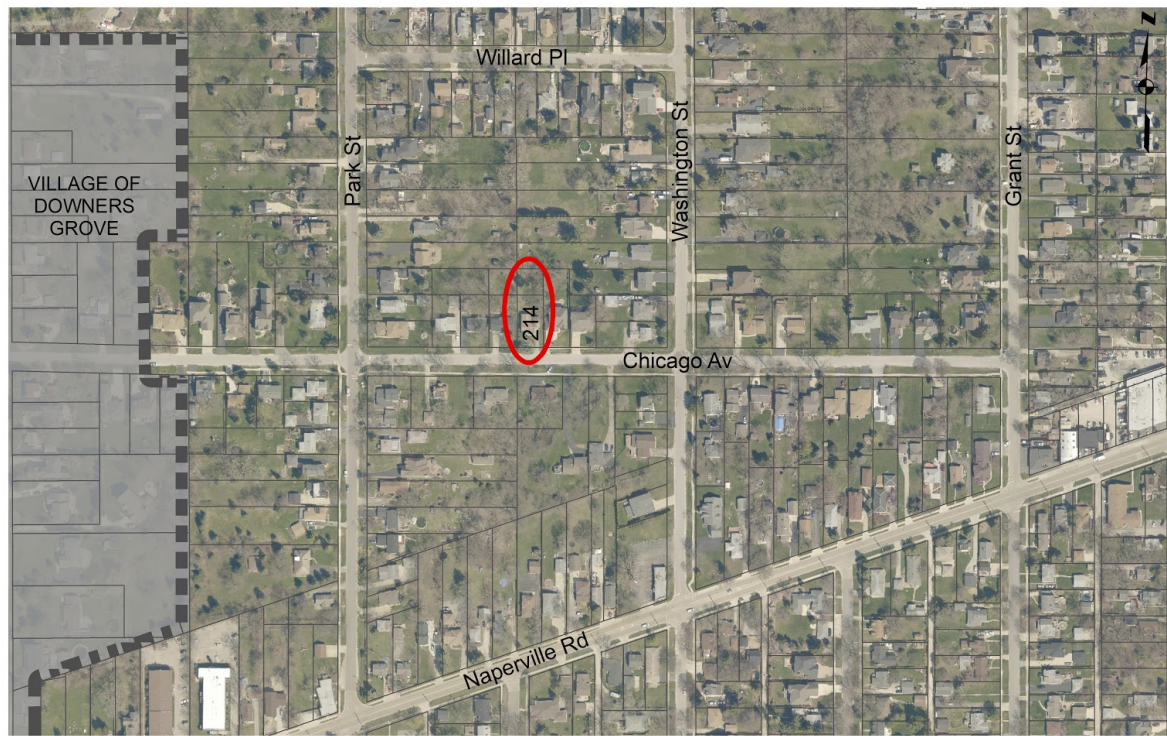
At the present time, Airhart Construction has not provided any redevelopment plans for this area, but has expressed an interest in redeveloping the lot as a single-family home in the future. However, the home to the east of the property is a relatively new home presenting on a consolidated lot of the same or similar dimensions as the subject lot.



**Zoning and Location Map - 214 West Chicago Avenue**



**Existing Land Use Map**



**Aerial Map - Subject Properties**

## B. Critical Issues

Currently, there is an older home on the legal nonconforming lot. If the existing home on the lot is destroyed for any reason, the property would not be allowed to rebuild on the substandard lot.

Additionally, there are additional regulations that would prevent the lot from being a viable candidate for redevelopment. For example, the Village requires stormwater detention to be provided on each lot to handle stormwater flows within the property lines and enough land area needs to be provided in rear lots for this purpose, in the form of stormwater easements delineated per engineering calculations derived from proposed development.

A third factor in creating this consolidated lot relates to lot coverage. A larger lot will provide enough land area to generate adequate lot coverage calculations for a proposed single family home.

### 1. Zoning Analysis

Both lots are zoned R-3 Single Family Detached Residence. The minimum lot size for the R-3 Single Family Detached Residence is 7,800 square feet. Currently, the lot that fronts directly on West Chicago measures 7,405.200 square feet. The consolidated lot would measure 60 x 180 feet, for a total of .25, or 10,890 square feet, which would allow a developer to redevelop the property.

#### Compliance with Zoning Standards:

- **Use:** R-3 Single Family Detached Residence allows a single family residence to be constructed on the subject lots, once consolidated into one lot. *Consistent with Proposed Land Use and Zoning requirements.*
- **Building Setbacks:** Not applicable at this time.
- **Required Minimum Lot area and Width:**
  - Minimum Lot Area: 7,800 square feet. *Complies.*
  - Width: 60 feet. *Complies.*
- **Maximum FAR:** Not applicable at this time.
- **Building Height:** Not applicable at this time.

#### 2. Economic Analysis

The consolidated lot will provide a legal standard lot for any future redevelopment of the property by a single family residence. This will provide benefits to the property and to the surrounding residential area and enhance the housing stock in the Village.

#### 3. Architecture Review and Signage

Not applicable at this time.

#### 4. Lot Consolidation

**Site Access:** Currently, the landlocked back lot is not accessible from any public right-of-way. Once combined, the back lot will become part of a combined lot with direct access to West Chicago Avenue and will become a regular lot in the Village, forming part of an established neighborhood undergoing some change towards redevelopment to newer, larger homes, as well as adequate maintenance of existing properties, fronting on a prominent two-way collector street in the Village.

#### **Plat of Consolidation:**

The consolidation plat is required to eliminate zoning conflicts and to accommodate future development of the property. The plat complies with all Village requirements.

#### C. Legal

Notification: Public notice was not required as this is a plat of consolidation only.

Code Reference: Appendix B - Land Development (Subdivision Standards)

D. Other Actions: The recommendation of the Planning and Zoning Commission will be referred to the Village Board for a final decision.

**II. Recommended Conditions, Stipulations, or Other Requirements**

1. Compliance with all requirements and conditions from Village Staff and Consultants.

**III. Attachments and References**

1. Ordinance Exhibits
  - a. Final Plat of Consolidation, dated January 08, 2020;

**IV. Principal Parties Expected at Meeting**

1. Mr. Court Airhart, President, Airhart Construction Corp., Applicant